

LAND USE AMENDMENT  
OGDEN (WARD 9)  
SOUTH OF 62 AVENUE SE AND WEST OF 18 STREET SE  
BYLAW 211D2016

MAP 36S

**EXECUTIVE SUMMARY**

This land use amendment application seeks to redesignate a single residential parcel from a Residential - Contextual One Dwelling (R-C1) District to a Residential - Contextual One Dwelling (R-C1s) District to allow for a Secondary Suite or a Backyard Suite. The site contains an existing single detached dwelling, does not contain a Secondary Suite or a Backyard Suite at this time, and this application was not submitted as a result of a complaint.

**PREVIOUS COUNCIL DIRECTION**

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

**ADMINISTRATION RECOMMENDATION(S)**

2016 July 14

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

**RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION**

That Council hold a Public Hearing on Bylaw 211D2016; and

1. **ADOPT** the proposed redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 215 Lynnview Crescent SE (Plan 7510358, Block 21, Lot 39) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 211D2016

**REASON(S) FOR RECOMMENDATION:**

The proposed R-C1s district allows for two forms of secondary suite uses (Secondary Suite or a Backyard Suite) which are compatible with and complementary to the existing low density character of the community. This proposal conforms to the Municipal Development Plan (MDP) and the Millican-Ogden Community Revitalization Plan and allows for development that has the ability to meet the intent of Land Use Bylaw 1P2007 (LUB).

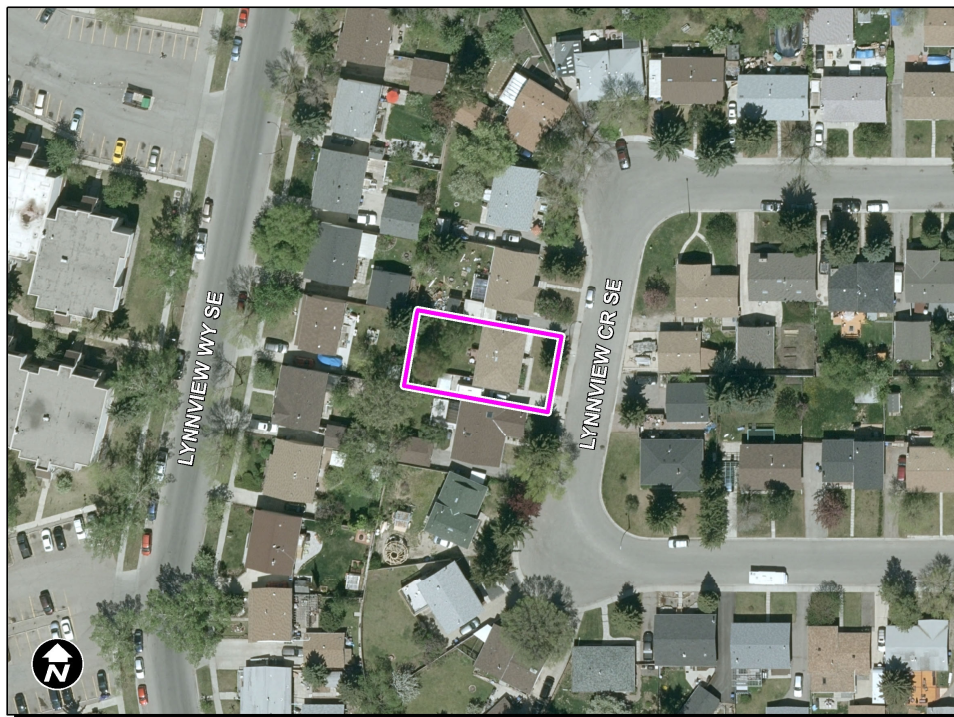
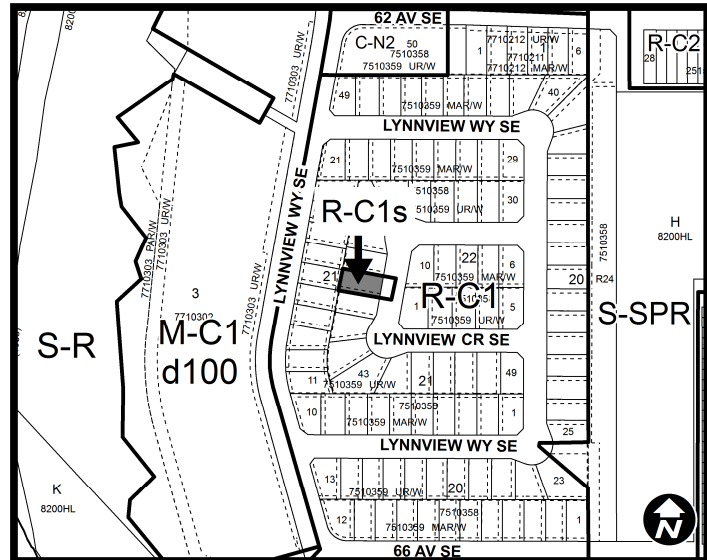
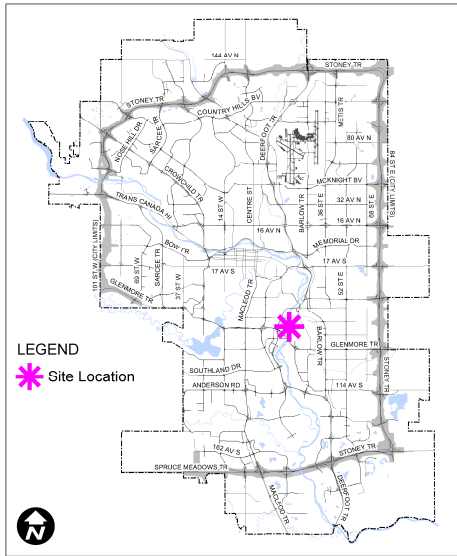
**ATTACHMENTS**

1. Proposed Bylaw 211D2016
2. Public Submissions

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LOCATION MAPS



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**ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION**

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.05 hectares ± (0.12 acres ±) located at 215 Lynnview Crescent SE (Plan 7510358, Block 21, Lot 39) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One Dwelling (R-C1s) District.

**Moved by: G.-C. Carra**

**Carried: 6 – 2**

Opposed: S. Keating and M. Foht

Reasons for Opposition from Mr. Foht:

- The property does not have the benefit of a laneway. Laneways provide additional opportunity of parking, thereby reducing the congestion on the street in the event the tenants or landowners required parking.

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**Applicant:**

Calgary Aging in Place Cooperative

**Landowner:**

Marianne Alice Wilkat  
Henry Wilkat

**PLANNING EVALUATION**

**SITE CONTEXT**

Located in a low density residential R-C1 setting in the community of Ogden, the parcel is approximately 16 metres by 30 metres in size and is developed with a one-storey single detached dwelling and a one-car front parking pad. There is no rear laneway accessing this property. Single Detached Dwellings exist to the north, east, south, and west of the site.

| <b>Ogden</b>                       |        |
|------------------------------------|--------|
| Peak Population Year               | 1982   |
| Peak Population                    | 11,548 |
| 2015 Current Population            | 8847   |
| Difference in Population (Number)  | -2701  |
| Difference in Population (Percent) | -23%   |

**LAND USE DISTRICTS**

The proposed R-C1s district allows for one additional dwelling unit (either a permitted use Secondary Suite or discretionary use Backyard Suite) on parcels that contain a Single Detached Dwelling.

Approval of this land use application allows for one additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. The parcel conforms to all Land Use Bylaw 1P2007 minimum size and area rules.

**LEGISLATION & POLICY**

**South Saskatchewan Regional Plan (SSRP)**

The recommendation by Administration in this report has considered and is aligned with the policy direction of the South Saskatchewan Regional Plan (SSRP).

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**Municipal Development Plan (Approved by Council 2009)**

The parcel is located within the “Inner City Area” area as identified on the Urban Structure Map (Map 1) in the Municipal Development Plan (MDP). While the MDP makes no specific reference to this parcel, this land use proposal is consistent with MDP policies including: Inner City Areas (Section 3.5.2), Neighbourhood Infill and Redevelopment (Section 2.2.5) and Housing Diversity and Choice (Section 2.3.1).

**Millican-Ogden Community Revitalization Plan**

The site is located within the “Low Density Conservation” area as identified in the Millican-Ogden Community Revitalization Plan (Map 5). The policy objectives of the plan include preserving the area as a viable, safe and liveable residential community; promoting the preservation and rehabilitation of existing low density residential housing and accommodating renovations and new infill housing. The plan also encourages transit supportive development and encourage that a variety of housing types should be provided to accommodate differences in age, family size and income.

**TRANSPORTATION NETWORKS**

Pedestrian and vehicular access to the site is available from Lynnview Crescent SE. The area is served by Calgary Transit bus service with bus stop locations within 450 metres walking distance on Lynnview Road SE. On-street parking adjacent to the site is unregulated.

**UTILITIES & SERVICING**

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

**ENVIRONMENTAL ISSUES**

An Environmental Site Assessment was not required.

**GROWTH MANAGEMENT**

This land use amendment proposal does not require additional capital infrastructure investment, and therefore, no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management.

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**PUBLIC ENGAGEMENT**

**Community Association Comments**

No comments were received by the Millican-Ogden Community Association.

**Citizen Comments**

Administration received four (4) letters in opposition to the application.

Reasons stated for opposition are summarized as follows:

- Limited parking in the area as property does not have a rear lane;
- Increase in traffic;
- Desire to live in an R-C1 only community;
- Potential for a rental suite if the home is sold in the future; and
- Public safety risk for children due to increased traffic and on-street parking.

**Public Meetings**

No public meetings were held by the Applicant or Administration.

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**APPENDIX I**

**APPLICANT'S SUBMISSION**

Please except this letter as an expression of interest to proceed with land use re-designation at 215 Lynnview Cres. SE. The application is on behalf of Hank and Marianne Wilkat who currently own and reside at the residence.

At the present time, Marianne is a director of the Calgary Aging in Place Cooperative. Marianne has been an active volunteer in the community of Ogden including several years as the president of the Ogden House Seniors. In addition to working on that organization's senior housing committee. She has been advocating for a place to grow old in her community for over 12 years and with this land use application, she is hoping to have the option to stay in her home with the possibility of adding a secondary suite for income to pay for services and, eventually a place for a caregiver to live if needed. Currently this is the only option for her husband and herself to stay in the community they have raised their family in as there is not a senior's lodge which is open to everyone in the area.

The Calgary Aging in Place Cooperative is a not for profit cooperative which aims to support Calgary residents who would like to age in place by providing the services and support needed to do so.